

East Oaks Estates Board Meeting

10/13/24

Meeting was called to order by Don Holladay, President at 7:00 PM.

Board Members Present: Don Holladay, Bob Waters, Jolene Fechter, and Jeremy Duhn.

Secretary's Report: Jolene provided minutes for March 6, 2024 meeting and annual meeting June 4, 2024. Bob made motion to approve, Jeremy seconded and motion carried.

Treasurer's Report: Jolene gave the following current bank balance report and financials spreadsheet.

Checking \$35,456.89 Savings \$6,329.04 CD \$67,157.24

The board was advised of the 3 residents with delinquent dues but one is being paid slowly through garnishment. Bills were presented and Bob made motion to approve, Jeremy seconded and motion carried. It was noted the expense so far to repair the beach has been within the authorized \$3,000 and thanks to residences assistance in the clean-up we were able to do it for that amount.

Jolene advised of the new residents in the development and they have been sent welcome letters.

Actions were taken between formal meetings and are noted as follows:

6/25/24 Emergency Board Meeting

The Board met via phone and in person at 4 PM with all board members to discuss the dock situation due to recent flooding. Safety is our major concern and the electric is under water and the dock has had debris washed up on it and has been under water in some areas. Most residents have removed their boats.

After some discussion, Bob made the motion to close the dock until water recedes and dock and electrical can be checked for safety. Jeremy seconded and the motion carried. The electricity will be shut off and padlocked and tape put across the dock so no one enters it. All residents will be notified by email. Once these meet a safety inspection the dock can be opened up again.

Sadly the beach has been destroyed and the new chairs will be moved to the grassy area beside the bridge. We don't know if the rock retaining wall is still there until the water recedes. Our plan is to contact residents for a cleaning day at the beach when the water recedes to save money as hiring a landscaper to do it will be expensive. And we may not get one until next year with all the damage in the area.

7/14/24 Common Lot Meeting

The board met at the common lot with all members present at 7 PM. Don stated decisions regarding the dock and beach need to be made. The dock itself and electrical need to be checked so it can continue to be used. Bob will contact Kramme to look at the dock to see what it will take to bring it back for use during the rest of the season. Don will contact Pederson Electric to check on the status of the electrical on the dock after the flooding. A motion was made by Tod, seconded by Jolene and approved by the board to get the estimates and authorize up to \$3,000 for repairs that may be needed for the dock and electrical.

For the beach a clean-up day will be held this coming Saturday, July 20th from 9 AM – 1 PM and all residents will be notified by email. It is felt with raking and clearing most of the debris could be burned and sand could be brought in to repair the beach. Thankfully most of the rock wall is still there. This fall the landscaper will be

contacted to fill in rock and also clean up the ditch as it has filled in with sand and mud. Don will contact Wedeking to see if he can deliver some sand.

A concern was raised about the deck on the residence at 25607 Oak Lane as there is a deck that looks awfully dangerous with no rails. The board will have a letter sent asking the owner to install some rails or put caution tape around the deck for their own protection.

Covenants: A discussion was held regarding Lot 44 and the various equipment and junk that continues to sit on the vacant lot. This is a maintenance issue and the owner will be advised of steps that will be taken if the items are not removed according to Covenant 5, Maintenance and subsection "a" of Remedies for Beach of Covenants

A second issue regarding the covenants is overnight parking on the street. As discussed during the annual meeting, our development has no street lights and narrow streets so parking on the street is dangerous. A notice will be sent advising of these issues and covenants requirements for off-street parking according to Covenant 2, Parking Area.

Roads: The lighted sign proved to be too expensive but we still have a problem near the corner of Oak Lane and Walnut Lane as the vehicles are still going too fast. Several options were brought up in discussion including a stop sign, children at play sign, marked crosswalks, etc. At this time it was decided to see if Darin Kruse could paint some crosswalks toward the mailbox and install a "Children at Play" sign just east of the intersection.

Don will talk to Darin Kruse about a sealcoat for the roads and maybe doing it in stages.

Dock: Dock is ready to be removed and Kramme noted the catwalks for the hoists were what really held the dock after the summer storm. It was further noted that the jet-ski hoist which was not anchored put extra stress on the dock so will need to be adjusted if installed next year..

Common Lot: After much damage due to flooding, the residents responded to a great clean-up day and the beach was back for use the remainder of the summer. A huge thanks to those who provided help. The social on September 8th at the beach as a great success and should be an annual event. The pavers worked well for the new picnic table. There is still work to be done on the ditch and Hassel Landscaping will be contacted to clean it out so further flooding will not destroy the beach area.

Meeting adjourned at 8:25 PM.